Planning Policy

1.1. The purpose of this Section is to identify the key national, regional and local planning policy and guidance relevant to the determination of the application for the Development, and against which the proposals have had regard to during design development. An analysis of the key policies and tests is included in the relevant sections. A complete Planning Policy Index and review is included at Appendix [x] of this Statement.

1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

I) Development Plan

1.3. The relevant statutory development plans for the site comprises of: the Haringey Local Plan: Strategic Policies (2013); and the Saved Policies of the Haringey Unitary Development Plan (UDP) (2006) and the London Plan (March 2014 (as amended).

1.4. In addition to the Development Plan, regard has been had to national planning policy and guidance as set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Regional supplementary documents and guidance as adopted by the Mayor of London and local supplementary guidance as adopted by LBH.

II) National Planning Policy and Guidance

1.5. National planning policy is set out in the National Planning Policy Framework (NPPF) which was adopted on 27 March 2012. The NPPF establishes overarching principles of the planning system, including the requirement of the system to "drive and support development" and supports "approving development proposals that accord with the development plan without delay". There is also a "presumption in favour of sustainable development…[which] should be seen as a golden thread running through both plan-making and decision-taking".

1.6. The NPPF focuses on the delivery of sustainable development. In particular, the core planning principles include, amongst others, to "drive and support development". In determining planning applications, the NPPF acknowledges that the planning system is plan-led, and that Local Plans should be the starting point for the determination of any planning applications.

1.7. With regard to this application, the NPPF at section 1 sets out the importance of a strong and competitive economy with paragraph 19 setting out that the government is committed to ensuring that the planning system does everything it can to support sustainable economic growth.

1.8. Throughout the NPPF the need to deliver housing in line with demand and consequently significantly boost the supply of housing is set out. Specifically in paragraph 49 guidance sets out that applications should be considered in the context of the presumption in favour of sustainable development.

1.9. At Section 12 Conserving and Enhancing the Historic Environment, sets out the Government's overarching planning policies put in place to conserve the historic environment and heritage assets. It outlines a balanced approach to the conservation of the historic environment.

III) London Plan (2015)

1.10. The London Plan was formally adopted in July 2011 and is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The London Plan has recently been revised by the revised early minor alterations (REMA) (2013) and more recently Further Alterations to the London Plan (FALP) (2015) to reflect key housing and employment issues within London.

1.11. The London Plan contains a number of key policies relevant to the development proposals including:

- Policy 2.6 Outer London: Vision and Strategy
- Policy 2.7 Employment: Outer London Economy
- Policy 3.1 Ensuring Equal Life Chances for All
- Policy 3.3 Increasing Housing Supply
- Policy 3.4 Optimising Housing Supply
- Policy 3.7 Large Residential Developments
- Policy 4.1 Developing London's Economy
- Policy 4.5 London's Visitor Infrastructure
- Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment
- Policy 7.4 Local Character
- Policy 7.6 Architecture
- Policy 7.7 Location and Design of Tall and Large Buildings
- Policy 7.8 Heritage Assets and Archaeology
- Policy 7.9 Heritage-Led Regeneration

IV) Haringey Local Plan: Strategic Plan (2013)

1.12. Local planning policy is set out in Haringey Local Plan: Strategic Policies document that was adopted in 2013. The UDP Saved Policies (January 2010) are also still relevant and support the Strategic Policies by providing additional detail. The Council also have Supplementary Planning Guidance (SPG's) that need to be taken into consideration.

1.13. Key LBH adopted policies that are relevant to the development proposals are as follows:

- Policy SP0: Presumption in favour of sustainable development
- Policy SP1: Managing Growth
- Policy SP8: Employment
- Policy SP2: Housing
- Policy SP14: Culture and Leisure
- Policy SP15: Health and Well-being
- Policy SP16: Community Facilities
- Policy SP12: Conservation
- Policy SP11: Design
- Policy SP13: Open Space and Biodiversity
- Policy SP7: Transport
- Policy SP4: Energy / Sustainability

V) Unitary Development Plan (2002)

- Policy EMP5: Promoting Employment Uses
- Policy EMP4: Non-employment generating Uses
- Policy CLT4: Hotels, boarding houses and guest houses
- Policy CSV4: Alterations and Extensions to Listed Buildings
- Policy CSV5: Alterations and Extensions in Conservation Areas
- Policy CSV7: Demolition in Conservation Areas
- Policy UD3: General Design Principles
- Policy OS8: Heritage Land

Supplementary Planning Documents and Guidance

- There is a range of local planning guidance that would be used alongside the aforementioned documents to help determine the application. These include the:

I) Regional

- Draft Interim Housing Supplementary Planning Guidance (May 2015)
- London View Management Framework (2011)
- London Planning Statement (May 2014)
- Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)
- Sustainable Design and Construction SPG (April 2014)
- Social Infrastructure SPG (May 2015)

II) Local

- Sustainable Design and Construction SPD 2013
- Design Guidance SPG 1a 2006
- Conservation and Archaeology SPG 2 (DRAFT 2006)
- Shopfronts, Signage & Security SPG 6a (DRAFT 2006)
- Advertisements SPG 6b (DRAFT 2006)
- Vehicle and Pedestrian Movement SPG 7a (DRAFT 2006)

Emerging Planning Policy

1.14. In addition to adopted planning policy and guidance, regard has been had to emerging policy, as identified above. The most significant emerging policy documents are:

- Proposed Alterations to Haringey's Adopted Strategic Policies
- Development Management Policies DPD
- Site Allocations DPD

1.15. LBH are proposing a further round of consultation on the 'soundness' of the documents in September 2015 prior to their review by the Secretary of State and formal adoption. Consequently, we do not anticipate that these documents will be adopted prior to the application being determined.

1.16. Where relevant, guidance documents and incoming policies have been referred to in Section [x] of this Statement and in the relevant supporting documents which accompany the application.